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New River Valley
Richmond
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

1222 PATRICK HENRY PRD
1222 PATRICK HENRY DRIVE

EXISTING PARCEL MAP

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

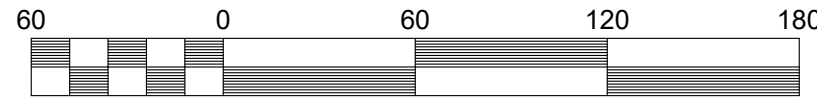
DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 8/1/18
SCALE 1"=60'

REVISIONS:
1. 10/3/18

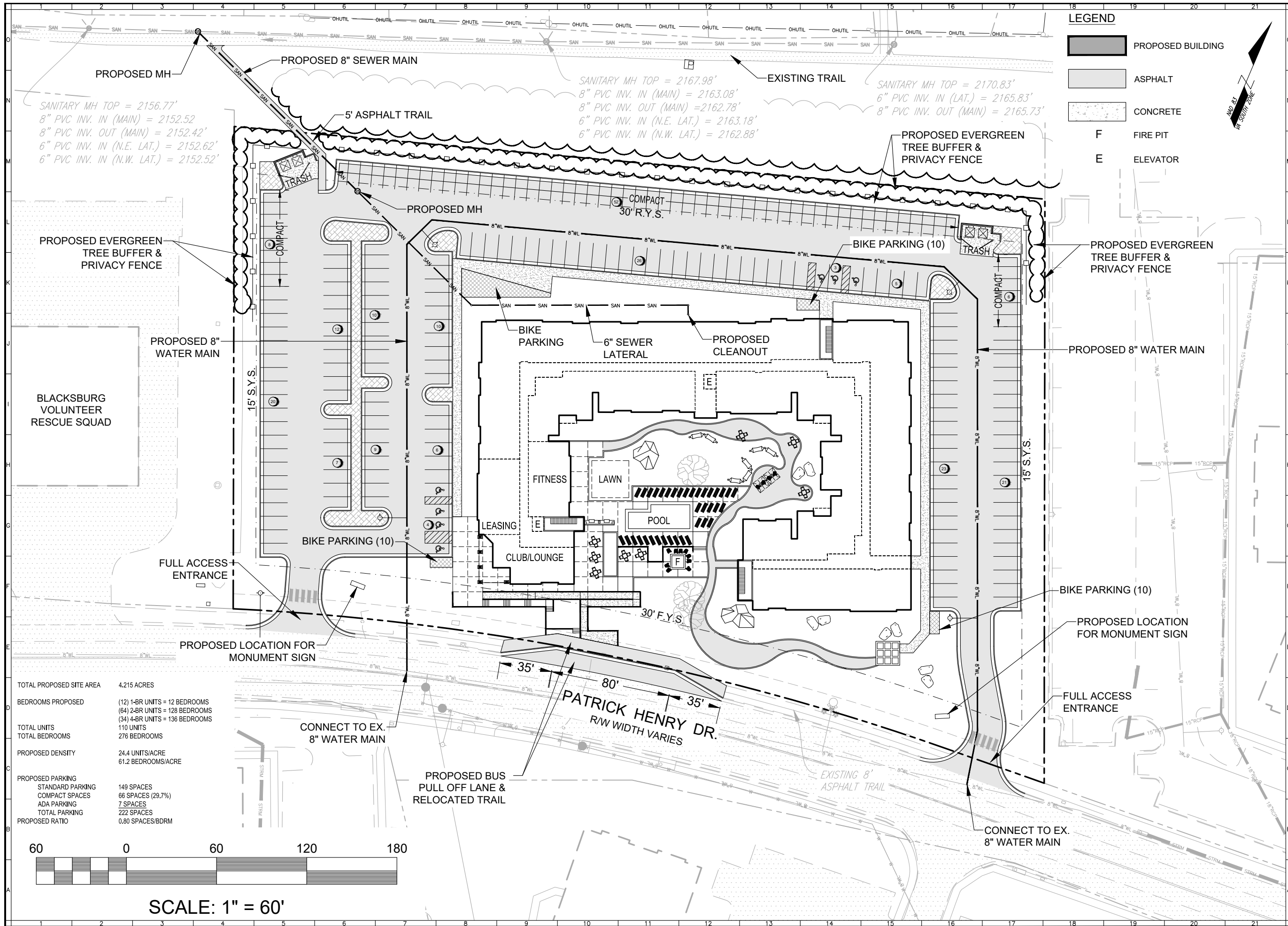
SHEET NO.

Z1

JOB NO. 24180058.00



SCALE: 1" = 60'



LEGEND

- PROPOSED BUILDING
- ASPHALT
- CONCRETE
- F FIRE PIT
- E ELEVATOR



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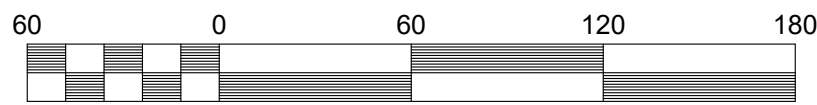
1222 PATRICK HENRY PRD
1222 PATRICK HENRY DRIVE
MASTER PLAN
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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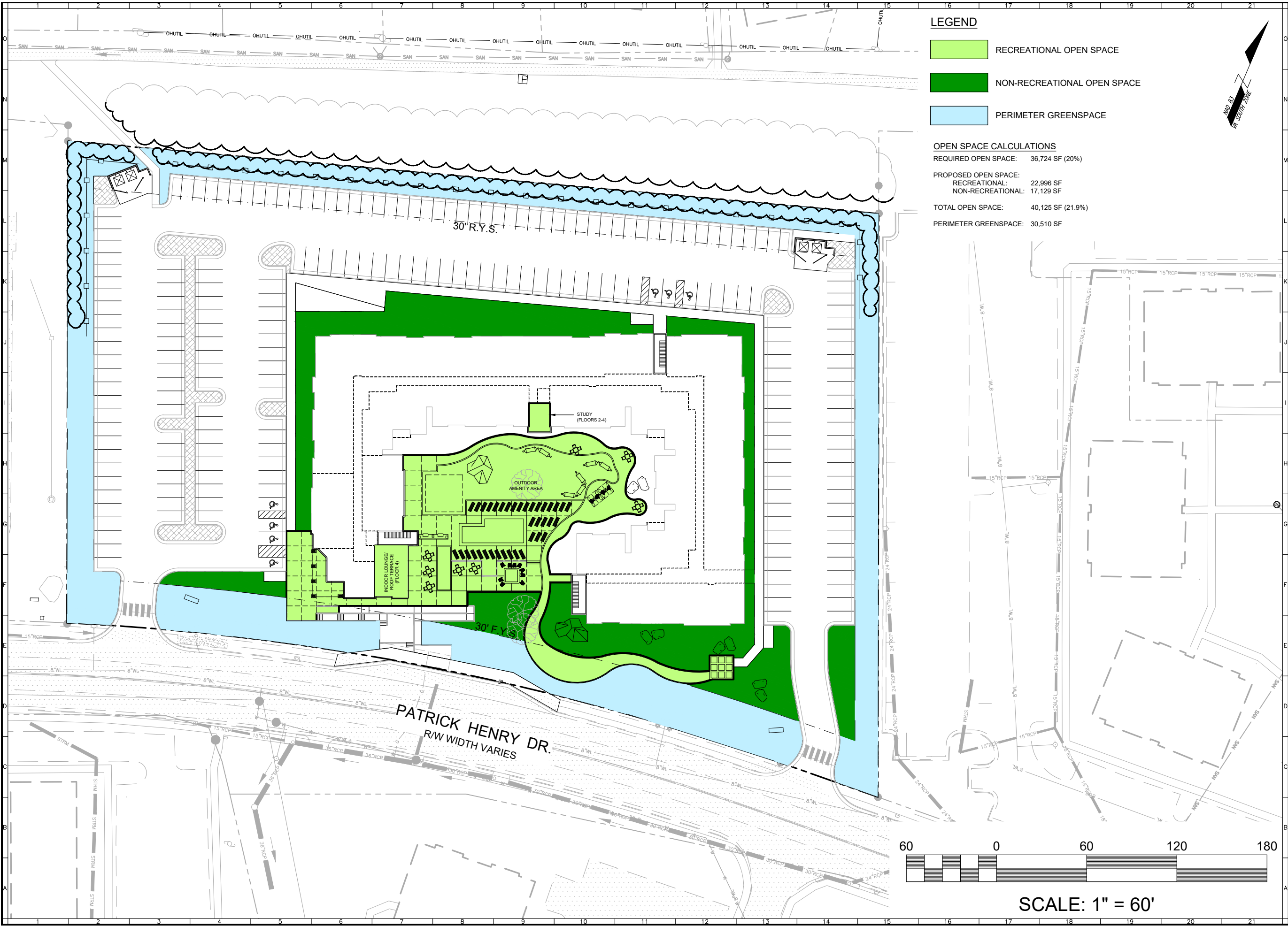
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SHEET NO.
Z3
JOB NO. 24180058.00

TOTAL PROPOSED SITE AREA	4.215 ACRES
BEDROOMS PROPOSED	(12) 1-BR UNITS = 12 BEDROOMS (64) 2-BR UNITS = 128 BEDROOMS (34) 4-BR UNITS = 136 BEDROOMS
TOTAL UNITS	110 UNITS
TOTAL BEDROOMS	276 BEDROOMS
PROPOSED DENSITY	24.4 UNITS/ACRE 61.2 BEDROOMS/ACRE
PROPOSED PARKING	
STANDARD PARKING	149 SPACES
COMPACT SPACES	66 SPACES (29.7%)
ADA PARKING	7 SPACES
TOTAL PARKING	222 SPACES
PROPOSED RATIO	0.80 SPACES/BDRM



SCALE: 1" = 60'



LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE
- PERIMETER GREENSPACE

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE: 36,724 SF (20%)
PROPOSED OPEN SPACE:
RECREATIONAL: 22,996 SF
NON-RECREATIONAL: 17,129 SF
TOTAL OPEN SPACE: 40,125 SF (21.9%)
PERIMETER GREENSPACE: 30,510 SF



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OPEN SPACE PLAN

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TOWN OF BLACKSBURG, VIRGINIA

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